

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 30, 2012
Re: Staff Report for the Grove City Ranch Development – Preliminary Development Plan

Item #2 – Grove City Ranch Development – Preliminary Development Plan (PID#201210290048)

Application: Preliminary Development Plan
Location: Northwest corner of Hoover Road and S.R. 665
Applicant: **Rick Rees, The Buckeye Ranch Foundation**
Current Zoning: SD-1 (Educational)
Proposed Zoning: PUD-R (Planned Unit Development - Residential),
PUD-C (Planned Unit Development – Commercial)
Current Use: Vacant
Proposed Use: Multi-Family Residential, Commercial Outlots

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development
District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a preliminary development plan for a housing and commercial development located on 27.0 acres currently held by the Buckeye Ranch at the northwest of Hoover Road and S.R. 665, west of the Buckeye Grove Shopping Center. The site is currently zoned SD-1 and the applicant is proposing to rezone the area to PUD-R and PUD-C for a mix of uses. 22.5 acres of the proposed site would be comprised of a multi-family residential development with a proposed 232 units. The remainder of the site would be comprised of two commercial outparcels (1.5 and 1.3 acres in size) and a 1.8 acre area dedicated for the expansion of the Buckeye Grove Shopping Center. Details were not submitted for the development of the proposed commercial areas, however a preliminary layout for the residential area has been proposed.

Site Plan

The proposed development would be accessible from Hoover Road and London Groveport Road. Access from Hoover Road would be from the Buckeye Grove Shopping Center entrance at Quail Creek Boulevard and access from London Groveport Road would be from a new curb cut for the site. An additional point of access is proposed from the shopping center, at the existing four-way stop at the southern end of the shopping center. Circulation around the site would be handled by private roads, proposed to be 26' in width. Details were not submitted for the proposed retail outlots fronting London Groveport Road; however development standards for these outlots were outlined in the proposed development standards text.

5.3 acres of open space are proposed within the residential portion of the development. This figure is below the required 10.6 acres of open space required based on the number of proposed dwelling units; however the applicant has indicated that additional recreational amenities are proposed to supplement the open space including a clubhouse with pool and patio areas and a community garden.

Building

Two housing types are proposed for the development, type "R" and type "A," both types with multiple bedroom options. Structure "A" would have 2 and 3 bedroom units and type "R" would have 1 and 2 bedroom units. Both structure types offer attached garages. 12 type "A" structures are proposed and 11 type "R" structures are proposed for a total of 232 units on the site. Both structures will be two stories in height, finished with a mix of brick, stone, and vinyl siding. Colors are described in the proposed development text as being muted, natural, earth tones, with building and trim colors selected to be "harmonious with each other."

The submitted development text also outlines development requirements for the commercial outparcels, including minimum percentages of brick and stone on all facades. Other building materials permitted are stucco, wood, or cementitious lap siding.

Parking

A total of 599 parking spaces are provided for the residential portion of the development, including garage spaces and driveway and surface spaces. As outlined in the proposed development text, each unit would have two (2) parking spaces either in the form of a garage, driveway or surface lot, and 0.5 spaces per unit for visitor parking. Open parking is proposed throughout the development, particularly near community spaces such as the clubhouse and shared open space.

Landscaping

3' hedges and 3' mounding is proposed for screening along north property boundary adjacent to the Buckeye Ranch. Sufficient screening will also be provided between the proposed residential area and the shopping center to the east to comply with Code requirements for screening of truck loading areas. The proposed development standards also outline landscaping requirements, including the screening of all service structures.

Signage

Details were not submitted for signage; however standards were outlined in the proposed development standards text. Plans show and the text permits three (3) monument signs for the residential development, to be located on adjacent properties at each of the three entrances to the development. Each sign would be a maximum of 50 square feet per sign face with a maximum height of eight (8) feet.

Additional standards such as limiting the sign colors and requiring masonry bases to match the primary structures are also included in the standards for signage for the residential portion of the proposed development.

Signage for the commercial outlots will similarly have a maximum surface area of 50 square feet with a maximum height of eight (8) feet and additional standards such as standards for wall signs and window signs.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed development will not, in the opinion of staff, be detrimental to present and potential surrounding uses. The site is bordered by a multi-family residential development (The Groves at 665) to the west, the Buckeye Ranch to the north, the Buckeye Grove Shopping Center to the east and Meijer across London Groveport Road to the south. Staff feels that the proposed configuration of commercial outlots fronting London Groveport Road and multifamily residential in the rear of the property is appropriate for the site and the area.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The density of the proposed residential development exceeds the permitted density in a multi-family (A-1) development by 2.3 dwelling units per acre (8 units/acre maximum with 10.3 units/acre proposed); however staff feels that the density is appropriate for the area given its proximity to commercial development and amount of green space and other amenities proposed for the development. Some proposed residential structures also exceed the permitted units per structure (8); however staff feels the proposed larger structures are appropriate given the amount of architectural detail required according to the submitted development standards text.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: All adjacent property is currently developed, with a multi-family residential development (The Groves at 665) to the west, the Buckeye Ranch to the north, the Buckeye Grove Shopping Center to the east and Meijer to the south across London Groveport Road. Staff believes that the proposed uses are compatible with existing development in the area.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed PUD is appropriate for the area, considering that the site is adjacent to a multi-family PUD-R development to the west and a PUD-C development to the east. Staff believes that the proposed PUD district will act as an appropriate transition between uses in the area.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: The proposed private drives within the development are appropriate to carry traffic generated by the development; however staff has concerns regarding the alignment of the northern roadway entering the site. Staff believes the roadway should create a more direct connection with the Quail Creek shopping center entrance with access to the shopping center off the reconfigured drive; however this is an issue that can be further discussed as the applicant works towards a final development plan.

All private roadways are proposed to be 26' in width and the applicant has been given the required turning radii and road requirements for fire apparatuses. Additionally, the applicant has indicated that a traffic study will be conducted to determine the appropriateness of a new traffic light at the London Groveport Road entrance to the site.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Proposed utilities are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: Phasing for the project has not been proposed with this application; however as shown, the residential development will contain the required parking spaces, landscape and utility areas to create a desirable and stable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.